

1 SQ AC IN NE COR OF SW1/4 OF NE  
1 SQ AC IN NW COR OF SE1/4 OF NE  
ALL OF SE1/4 OF NE1/4 LYING W OF

SHEPPARD ISIAH L/SHEPPARD ELNORA  
118 SW SHEPPARD WAY  
LAKE CITY, FL 32024

2026

24-5S-16-03704-000



| BUILDING CHARACTERISTICS |                  |                |                 |              |                      |
|--------------------------|------------------|----------------|-----------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |                 |              |                      |
| Exterior Wall            | 19               | COMMON BRK 100 |                 |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100  |                 |              |                      |
| Roof Cover               | 14               | PREFIN MT 100  |                 |              |                      |
| Interior Wall            | 05               | DRYWALL 100    |                 |              |                      |
| Interior Floo            | 14               | CARPET 90      |                 |              |                      |
| Interior Floo            | 06               | VINYL ASB 10   |                 |              |                      |
| Air Condition            | 03               | CENTRAL 100    |                 |              |                      |
| Heating Type             | 04               | AIR DUCTED 100 |                 |              |                      |
| Bedrooms                 |                  | 3 100          |                 |              |                      |
| Bathrooms                |                  | 2.5 100        |                 |              |                      |
| Frame                    | 01               | NONE 100       |                 |              |                      |
| Stories                  | 1.               | 1. 100         |                 |              |                      |
| Architectual             | 05               | CONV 100       |                 |              |                      |
| Units                    |                  | 0 100          |                 |              |                      |
| Condition Adj            | 03               | 03 100         |                 |              |                      |
| Kitchen Adjus            | 01               | 01 100         |                 |              |                      |
| Quality                  |                  |                | 05              | 05           |                      |
| DOR CODE                 |                  |                | 5000IMPROVED AG |              |                      |
| MAP NUM                  |                  | MKT AREA       | 02              |              |                      |
| NEIGHBORHOOD/LOC         |                  |                | 24516.00        | 1.00/        |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR            | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,802            | 100            |                 | 1,802        | 158,770              |
| FGR                      | 552              | 55             |                 | 304          | 26,785               |
| FOP                      | 16               | 30             |                 | 5            | 441                  |
| TOTALS                   | 2,370            |                |                 | 2,111        | 185,995              |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |       |        |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                                               | 01  | 2,111     | 121.0300    | 135.55         | 286,146        | 1981 | 1981 | 0    | 0    | 35.00 | 65.00  |
| 1 SINGLE FAM 100% - 0 Heated Area: 1802 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |
|                                                    |     |           |             |                |                |      |      |      |      |       |        |
| TOTALS 2,370 2,111 185,995                         |     |           |             |                |                |      |      |      |      |       |        |

118 SW SHEPPARD WAY, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/07/2025 |
| INC DATE |  | AG DATE   | MLU        |

| EXTRA FEATURES    |            |             |     |     |    |    |        |    |          |                |           |         |             |          |
|-------------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|----------|
| L N               | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q % COND |
| 1                 | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 100    |
| 2                 | 0190       | FPLC PF     | 0   | 100 | 0  | 0  | 1.00   | UT | 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3 100    |
| 3                 | 0294       | SHED WOOD/  | 0   | 100 | 10 | 16 | 160.00 | UT | 7.50     | 7.50           | 70        | 1993    | 1993        | 3 70     |
| 4                 | 0120       | CLFENCE 4   | 0   | 100 | 0  | 0  | 250.00 | UT | 4.50     | 4.50           | 70        | 1993    | 1993        | 3 70     |
| 5                 | 0060       | CARPORT F   | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2009    | 2009        | 3 100    |
| 6                 | 0258       | PATIO       | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2009    | 2009        | 3 100    |
| TOTAL OB/XF 3,178 |            |             |     |     |    |    |        |    |          |                |           |         |             |          |

| LAND DESCRIPTION                     |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|--------------------------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| L N                                  | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ |
| 1                                    | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 2.00        | AC        |     | 1.00     | 1.00   | 1.00    |
| 2                                    | 6200     | A   | PASTURE 3            | 0   |     | A-1      | 0.00  | 0.00  | 7.22        | AC        |     | 1.00     | 1.00   | 1.00    |
| 3                                    | 9910     | M   | MKT. VAL. AG         | 0   |     | A-1      | 0.00  | 0.00  | 7.22        | AC        |     | 1.00     | 1.00   | 1.00    |
| UNIT PRICE ADJ UNIT PRICE LAND VALUE |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
| 9,500.00 9,500.00 19,000             |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
| 280.00 280.00 2,022                  |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
| 9,500.00 9,500.00 68,590             |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 3              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 197,105   |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,178     |   |
| TOTAL LAND VALUE - MARKET |  | 87,590    |   |
| TOTAL MARKET VALUE        |  | 221,305   |   |
| SOH/AGL Deduction         |  | 94,587    |   |
| ASSESSED VALUE            |  | 126,718   |   |
| TOTAL EXEMPTION VALUE     |  | HX HB SX  |   |
| BASE TAXABLE VALUE        |  | 25,996    |   |
| TOTAL JUST VALUE          |  | 287,873   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 287,873   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1349/0989                      | 12/07/2017 | QC U      | I   | 11  |        | 100        |  |
| GRANTOR: ISIAH L SHEPPARD & EL |            |           |     |     |        |            |  |
| GRANTEE: ISIAH L & ELNORA SH   |            |           |     |     |        |            |  |
|                                |            |           |     |     |        |            |  |
|                                |            |           |     |     |        |            |  |
|                                |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W55 S30 E27 FOP= E4 N4 W4 S4\$ N4 E4 S11 FGR= S23 E24N23 W24\$ E24 N37\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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LAKE CITY, FL 32024

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